

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, June 14, 2022
6:00 p.m.

AGENDA

Regular Meeting
6:00 p.m.

A. Call to Order

B. Approval of Minutes for May 10, 2022

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Special Land Use Permit & Site Plan (SP 22-06-09)** to install outdoor café within off-street parking lot for restaurant with alcoholic beverage service (The Morrie) at **511 S. Main St.** (parcel no. 25-22-151-005)
Liberty Hospitality Holdings, LLC, Petitioner & Owner
Biddison Architecture & Design, Architect
2. **SP 22-06-10 – Site Plan** to install tent within off-street parking lot of religious institution (Royal Oak Church) at **411 E. 11 Mile Rd.** (parcel no. 25-15-357-033)
Royal Oak Church, Petitioner & Owner
J.E. Magnum, PE, Engineer

E. Other Business

1. **SV 22-06-03 – Sign Variance** request to reface nonconforming freestanding sign for automobile filling station (Marathon) at **1708 Crooks Rd.** (parcel no. 25-16-204-006), with following sign variances:
 - (a) Waive 6 ft. from maximum permitted 16-ft. freestanding sign height; and
 - (b) Waive 19.44 sq. ft. from maximum permitted 67-sq. ft. freestanding sign area.Aver Sign Co., Petitioner & Contractor
RMG Investment Holding, LLC, Owner

F. Adjournment

Work Session
7:00 p.m.

A. Call to Order

B. Master Plan Consultant Interviews

1. **DPZ Co-Design** (7:00 p.m.)
2. **Houseal Lavigne** (8:00 p.m.)
3. **Smith Group.....** (9:00 p.m.)

C. Public Comment

D. Adjournment

Regular Meeting

Present

Paul Curtis
Sharlan Douglas, City Commissioner
Woody Gontina
Eric Klooster, Vice-Chairperson (@ 6:04 p.m.)
Gary Quesada, Chairperson

Absent

Ann Bueche
Michael Fournier, Mayor

Staff

Aaron Leal, City Attorney
Joseph Murphy, Director of Planning

A. Call to Order

Chairperson Quesada called the June 14, 2022, regular meeting of the Royal Oak Planning Commission to order at 6:00 p.m.

B. Approval of Minutes for May 10, 2022

Moved by Mr. Gontina

Supported by Commissioner Douglas

To approve the minutes of the May 10, 2022, regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Quesada invited members of the audience to comment on any issues that were not part of the meeting's agenda. After all members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

D. New Business

- 1. Public Hearing – Special Land Use Permit & Site Plan (SP 22-06-09)** to install outdoor café within off-street parking lot for restaurant with alcoholic beverage service (The Morrie) at **511 S. Main St.** (parcel no. 25-22-151-005)
Liberty Hospitality Holdings, LLC, Petitioner & Owner
Biddison Architecture & Design, Architect

Moved by Mr. Curtis

Supported by Mr. Klooster

To approve a special land use permit to install an outdoor café within an off-street parking lot for a restaurant with alcoholic beverage service (The Morrie) at **511 South Main Street** (parcel no. 25-22-151-005).

Motion adopted unanimously.

Moved by Mr. Klooster

Supported by Mr. Gontina

To approve SP 22-06-09, a site plan to install an outdoor café within an off-street parking lot for a restaurant with alcoholic beverage service (The Morrie) at **511 South Main Street** (parcel no. 25-22-151-005), with the following contingencies:

- a. The city commission shall approve an amended plan of operation for the establishment's liquor license in accordance with § 770-52 D of the zoning ordinance.
- b. Screening and fencing shall be as depicted on the plan sheets.
- c. The petitioner shall submit a revised site plan for review and approval by the planning division with the following revisions: (a) the note "existing screen wall to be removed as required" shall be removed; and (b) any features such as tents and heaters shall be added if the outdoor café will be operated year-round.
- d. The petitioner shall maintain compliance with the license agreement approved by the city commission for the sidewalk café in the South Main Street right-of-way, which shall not be considered part of this approval.
- e. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- f. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- g. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- h. A performance bond shall be posted in an amount to be determined by the building official.
- i. The site plan shall meet all other code and ordinance requirements, as determined by the building official, including, but not limited to, the state building code, prior to issuance of any building permits.

Motion adopted unanimously.

2. **SP 22-06-10 – Site Plan** to install tent within off-street parking lot of religious institution (Royal Oak Church) at **411 E. 11 Mile Rd.** (parcel no. 25-15-357-033)

Royal Oak Church, Petitioner & Owner
J.E. Magnum, PE, Engineer

Moved by Commissioner Douglas

Supported by Mr. Klooster

To approve SP 22-06-10, a site plan to install a tent within an off-street parking lot of a religious institution (Royal Oak Church) at **411 East 11 Mile Road** (parcel no. 25-15-357-033), with the following contingencies:

- a. The petitioner shall submit a floor plan for the tent area for review and approval by the planning division with all applicable features – seating, electrical service, sound system, etc.
- b. All work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- c. All exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- d. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- e. A performance bond shall be posted in an amount to be determined by the building official.
- f. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), and the city's stormwater detention ordinance (Chapter 644), prior to issuance of any building or right-of-way permits.

Motion adopted unanimously.

E. Other Business

1. **SV 22-06-03 – Sign Variance** request to reface nonconforming freestanding sign for automobile filling station (Marathon) at **1708 Crooks Rd.** (parcel no. 25-16-204-006), with following sign variances:
 - (a) Waive 6 ft. from maximum permitted 16-ft. freestanding sign height; and
 - (b) Waive 19.44 sq. ft. from maximum permitted 67-sq. ft. freestanding sign area.

Aver Sign Co., Petitioner & Contractor
RMG Investment Holding, LLC, Owner

Moved by Mr. Gontina

Supported by Mr. Curtis

To grant SV 22-06-03, a sign variance request to reface a nonconforming freestanding sign for an automobile filling station (Marathon) at **1708 Crooks Road**. (parcel no. 25-16-204-006), with following sign variances:

- a. Waive six feet from the maximum permitted 16-foot freestanding sign height; and
- b. Waive 19.44 square feet from the maximum permitted 67-square foot freestanding sign area.

Motion adopted 3 to 2.

Yes: Mr. Curtis, Mr. Gontina, Mr. Quesada.

No: Commissioner Douglas, Mr. Klooster.

F. Adjournment

Moved by Commissioner Douglas

Supported by Mr. Gontina

To adjourn the June 14, 2022, regular meeting of the Royal Oak Planning Commission at 7:06 p.m.

Motion adopted unanimously.

Work Session

Present

Paul Curtis
Sharlan Douglas, City Commissioner
Woody Gontina
Eric Klooster, Vice-Chairperson
Gary Quesada, Chairperson

Absent

Ann Bueche
Michael Fournier, Mayor

Staff

Aaron Leal, City Attorney
Joseph Murphy, Director of Planning

A. Call to Order

Chairperson Quesada called a work session of the Royal Oak Planning Commission to order at 7:16 p.m. in order to interview proposals for retaining a master plan consultant.

B. Master Plan Consultant Interviews

The planning commission interviewed the following firms that submitted a request-for-proposal to prepare a new master plan for the city: DPZ Co-Design at 7:16 p.m.; Houseal Lavigne at 8:00 p.m.; and Smith Group at 9:00 p.m.

C. Public Comment

Chairperson Quesada invited members of the audience to comment on any issues that were not part of the work session agenda. As no members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

D. Adjournment

Moved by Mr. Curtis
Supported by Mr. Gontina

To **adjourn** the June 14, 2022, work session of the Royal Oak Planning Commission at 10:48 p.m.

Motion adopted unanimously.



Gary Quesada
Chairperson, Planning Commission



Joseph M. Murphy
Director of Planning